

File No./Escrow No.: All Pocono Settlement Services, LLC

SS7602

Print Date & Time:

3041 Rt. 940 #106

09/19/2019 03:34 PM

Mount Pocono, PA 18344

Officer/Escrow Officer:

Settlement Location:

3041 Rt. 940 #106, Mount Pocono, PA 18344

Property Address: 408 Norton Road, Stroudsburg, PA 18360

Buyer: Fabian Seenarraine

Seller: John J. Martin, Chapter 7 Bankruptcy Trustee

Lender: Atlantic Home Loans, Inc.

Settlement Date: 9/20/2019

Disbursement Date: 9/20/2019

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$299,000.00	Sales Price of Property	\$299,000.00	
		Deposit		\$1,000.00
		Loan Amount		\$269,100.00
		Prorations/Adjustments		
		County Taxes from 9/20/2019 to 12/31/2019	\$446.14	
		Sewer-3rd Qtr. from 9/20/2019 to 9/30/2019	\$18.48	
		School taxes from 7/1/2019 to 9/20/2019		\$1,543.18
	\$446.14	County Taxes from 9/20/2019 to 12/31/2019		
	\$18.48	Sewer-3rd Qtr. from 9/20/2019 to 9/30/2019		
\$1,543.18		School taxes from 7/1/2019 to 9/20/2019		
		Other Loan Charges		
		Processing fee	\$495.00	
		Underwriting fee	\$600.00	
		Appraisal fee to Chestnut AMC: \$450.00 POC-Borrower		
		Prepaid Interest to Atlantic Home Loans, Inc.	\$314.27	
		Impounds		
		Aggregate Adjustment		\$793.97
		Homeowner's Insurance 3 mo @ \$ 115.17/mo	\$345.51	
		School taxes 2 mo @ \$ 585.71/mo	\$1,171.42	
		Property Taxes 7 mo @ \$ 135.76/mo	\$950.32	
		Title Charges & Escrow / Settlement Charges		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		END: 100-300-900-1590 with APSS/FATIC	\$200.00	
		Lender's Policy with APSS/FATIC	\$2,193.40	
		Notary fee with Chris Halstead	\$30.00	
		Ovenright fee with All Pocono Settlement Services, LLC	\$14.00	
		Standard (Lender-CPL) with First American Title Insurance Company	\$125.00	
		Owner's Policy with APSS/FATIC	\$181.83	
		Commission		
\$8,970.00		Real Estate Commission Sellers Broker to Re/Max Wayne		
\$8,970.00		Real Estate Commission Buyers Broker to Weichert Realtors Acclaim		
		Government Recording and Transfer Charges		
\$2,990.00		State Tax/stamps to Monroe County Recorder of Deeds		
		Recording Fees (Deed) to Monroe County Recorder of Deeds	\$96.75	
		Recording Fees (Mortgage) to Monroe County Recorder of Deeds	\$136.75	
		City/County tax/stamps to Monroe County Recorder of Deeds	\$2,990.00	
		Payoff(s)		
\$250,074.00		Lender: Payoff of First Mortgage Loan to Invictus Residential Pooler, LP Principal Balance as of \$250,074.00 Interest on Payoff Loan: 0 days @ \$0.00/day for \$0.00		
		Miscellaneous		
\$28.50		Order to Strike Mortgage to Monroe County Recorder of Deeds		
		Homeowner's Insurance Premium to State Farm Ins.: \$117.16 POC-Borrower	\$1,264.84	
\$2,000.00		Chapt 7 Trustee Legal Counsel to John J. Martin, Esq.l		
		RE tax certification to All Pocono Settlement Services, LLC	\$25.00	
		RE Tax-2019/20 School to Wendy Bogart Shiffer, Tax Collector	\$6,887.86	
		RE Tax - duplicate bill fee to Wendy Bogart Shiffer	\$5.00	
\$338.30		Sewer through 9/30/19 to Stroud Township Sewer Authority		
\$119.96		Water - Final-ESTIMATE to Brodhead Creek Regional Authority		
\$24,430.68		Proceeds to John Martin, Chapter 7 Trustee		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$299,464.62	\$299,464.62	Subtotals	\$317,491.57	\$272,437.15
		Due From Borrower		\$45,054.42
		Due To Seller		
\$299,464.62	\$299,464.62	Totals	\$317,491.57	\$317,491.57

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize to cause the funds to be disbursed in accordance with this statement.



Fabian Seenarraine

John J. Martin, Chapter 7 Bankruptcy Trustee

By: 



Escrow Officer